



*Preliminary Rendering, subject to change

PURCHASE & MULTI-FAMILY REDEVELOPMENT OPPORTUNITY

HOTEL TEXAS ANNEX

815 COMMERCE STREET | FORT WORTH, TEXAS 76102

BILL BEHR

817-.259.3519

bill.behr@transwestern.com

CONTACT

GAVIN BEHR

817.259.3535

gavin.behr@transwestern.com

PURCHASE & MULTI-FAMILY REDEVELOPMENT OPPORTUNITY

HOTEL TEXAS ANNEX

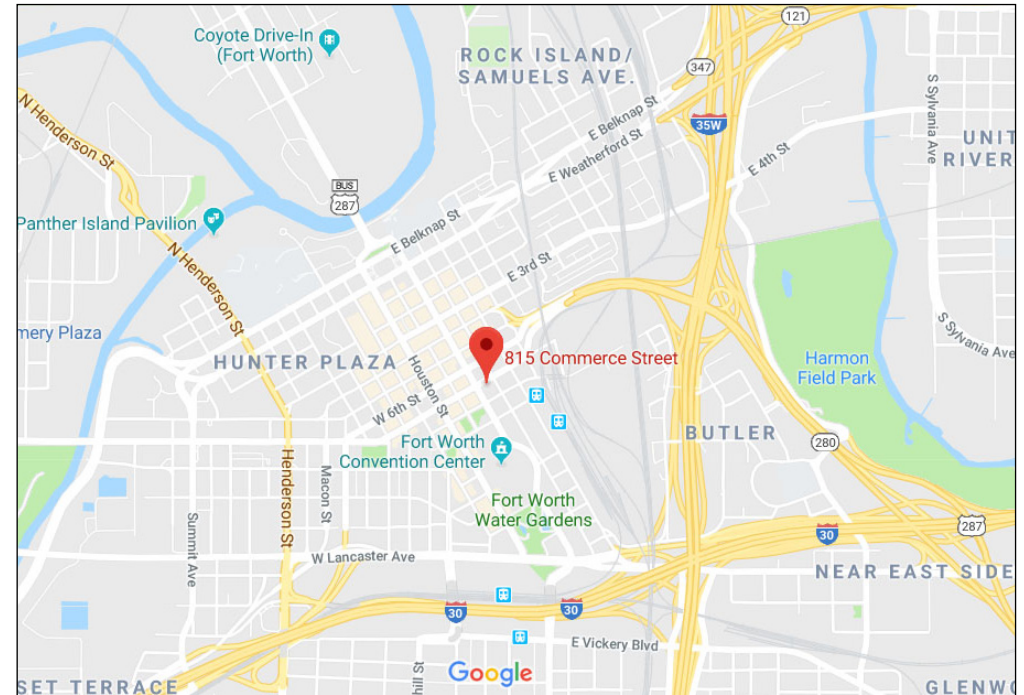
815 COMMERCE STREET | FORT WORTH, TEXAS 76102

CONTACT
BILL BEHR
817-259.3519
bill.behr@transwestern.com

GAVIN BEHR
817.259.3535
gavin.behr@transwestern.com

PROPERTY INFORMATION

- Located at the southeast corner of 7th & Commerce Streets in the Fort Worth Central Business District
- Approximate Area Per Floor:
 - Basement - 5th Floors: 19,720 gross square feet
 - 6th - 13th Floors: 14,480 gross square feet
- Proposed Residential Component: +/- 115,840 gross square feet
- Parking Garage Component: +/- 118,320 gross square feet
- Total Building Area: +/- 234,160 gross square feet
- Parking: Valet only
- Zoned: "H" Central Business District
- Please Contact Broker for Full Offering Memorandum & Pricing



The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. Copyright © 2019 Transwestern.

PURCHASE & MULTI-FAMILY REDEVELOPMENT OPPORTUNITY

HOTEL TEXAS ANNEX

815 COMMERCE STREET | FORT WORTH, TEXAS 76102

REDEVELOPMENT OPPORTUNITY

Current ownership has a redevelopment plan to convert the property to multi-family apartment rental units. Detailed construction plans have been completed and are available upon request. The Property is listed on the National Register of Historic Places qualifying the developer for certain historic tax credits. The Property may also qualify for funding through Downtown Fort Worth Tax Increment Financing District #8.

The proposed plan includes:

- 50 Efficiency units ranging from 351 to 375 square feet
- 24 Studio units ranging from 490 to 511 square feet
- 64 One-bedroom units ranging from 519 for the accessible units, with others ranging from 669 to 790 square feet
- 12 Two-bedroom units ranging from 1,079 to 1,083 square feet
- Total number of units: 150
- Approximate average unit size: 623 square feet

ONE BEDROOM RENDERINGS



CONTACT

BILL BEHR

817.259.3519

bill.behr@transwestern.com

GAVIN BEHR

817.259.3535

gavin.behr@transwestern.com



The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. Copyright © 2019 Transwestern.

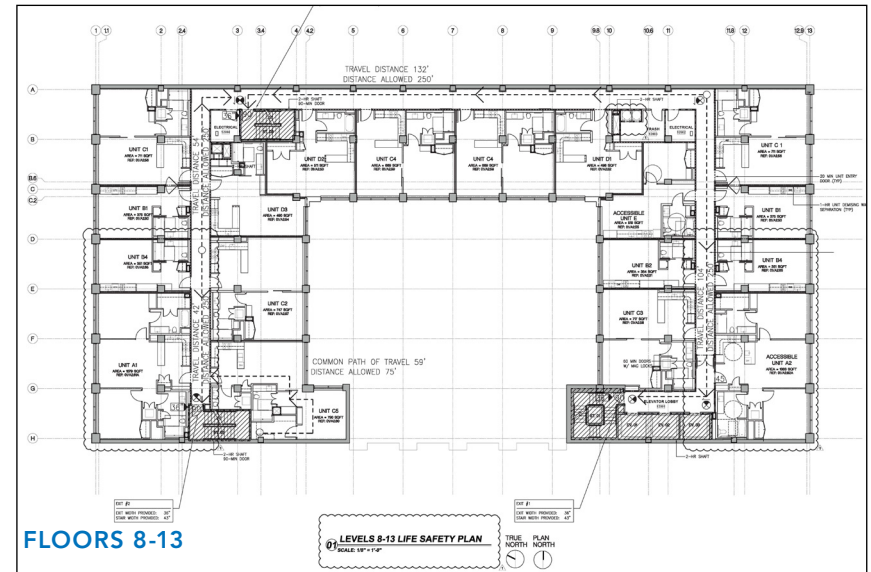
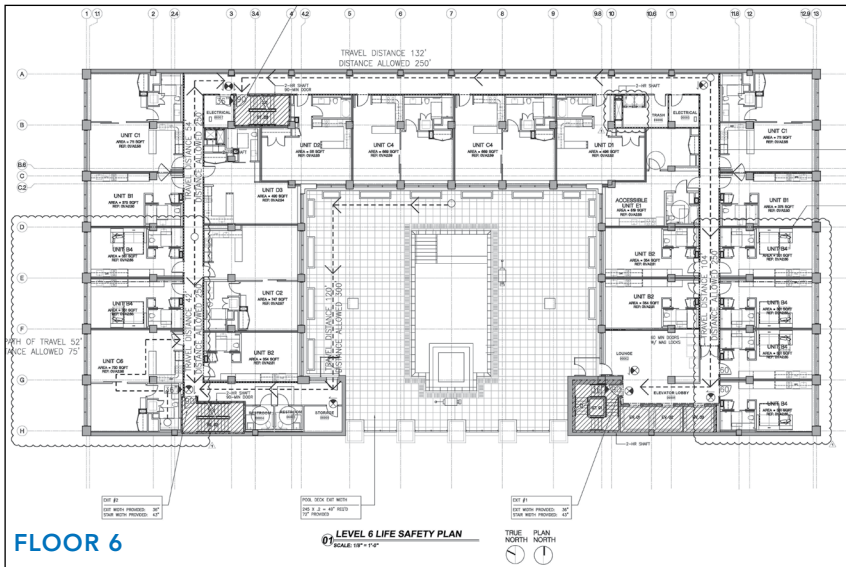
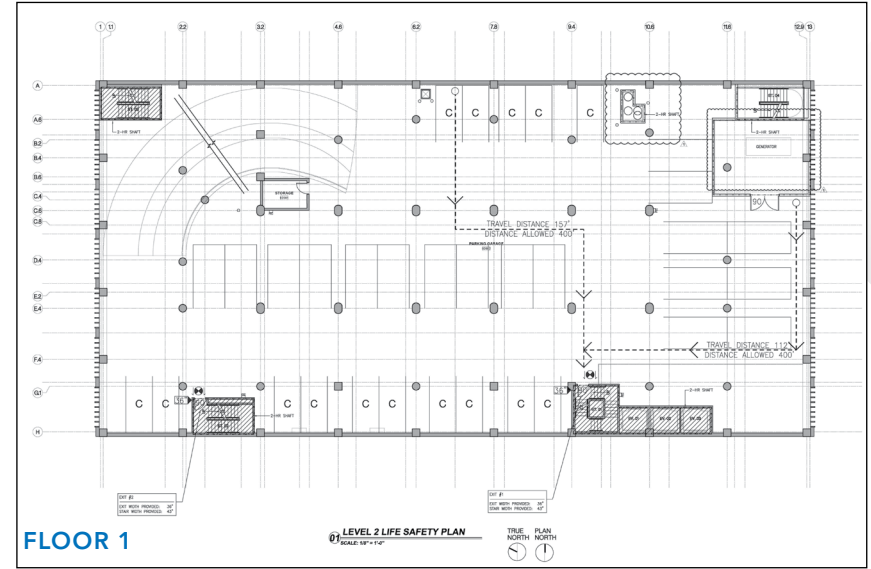
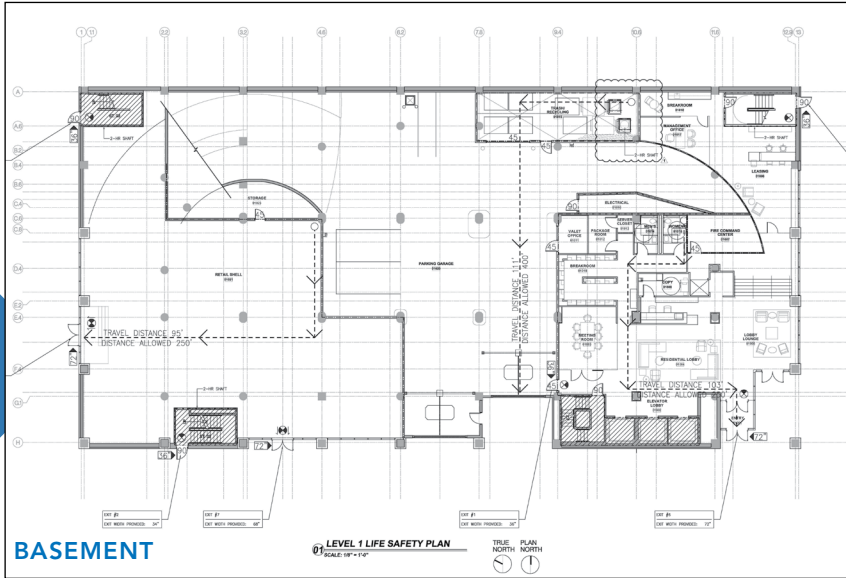
PURCHASE & MULTI-FAMILY REDEVELOPMENT OPPORTUNITY

HOTEL TEXAS ANNEX

815 COMMERCE STREET | FORT WORTH, TEXAS 76102

CONTACT
GAVIN BEHR
 817.259.3535
 gavin.behr@transwestern.com

BILL BEHR
 817-259.3519
 bill.behr@transwestern.com



The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. Copyright © 2019 Transwestern.



Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any coincidental information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Transwestern Commercial Services Fort Worth LLC	9000246	License No.	(817)877-4433	Phone
Licensed Broker /Broker Firm Name or Primary Assumed Business Name				
Paul Wittorf	479373	License No.	paul.wittorf@transwestern.com	Phone
Designated Broker of Firm				
Leland Alvinus Prowse IV	450719	License No.	leland.prowse@transwestern.com	Phone
Licensed Supervisor of Sales Agent/Associate				
William Guy Behr	351049	License No.	bill.behr@transwestern.com	Phone
Sales Agent/Associate's Name				
	Buyer/Tenant/Seller/Landlord Initials			Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
IABS 1-0